



TYPE 1 FIRE RISK ASSESSMENT REVIEW

**BRECON TOWERS
BLACKBERRY LANE
STOCKPORT
SK5 8JW**

Date of this risk assessment review:	4th July 2017
Date of last risk assessment review:	8th May 2013
Date of original fire risk assessment:	13th February 2006

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SUMMARY REPORT

Type 1 Fire risk assessment – Common parts only (non-destructive)

The inspection of the building is non-destructive. As well as considering the arrangements for means of escape, the fire risk assessment includes examination of at least a sample of flat entrance doors. It also considers, so far as reasonably practicable, the separating construction between the flats and the common parts without any opening up of construction. However, in this Type of fire risk assessment, entry to flats beyond the area of the flat entrance door is not involved.

Where there are demountable false ceilings in the common parts, it may be appropriate to lift a sample of readily accessible false ceiling tiles. In addition, it will normally be appropriate to open a sample of service risers, provided access is practicable at the time of inspection.

Unless there is reason to expect serious deficiencies in structural fire protection, such as inadequate compartmentation, or poor fire stopping – a Type 1 inspection will normally be sufficient for most blocks of purpose-built flats. Where doubt exists in relation to these matters, the action plan of a Type 1 fire risk assessment may recommend that one of the other types of fire risk assessment be carried out or that further investigation be carried out by specialists.

This report is a review of the original full fire risk assessment carried out in February 2006 and the last review in May 2013.

As such this review report format does not include items of reference that are contained within the original full fire risk assessment report.

The Action Plan within this review report only contains items of work and management actions required. Generic goodwill advice is included in the original full fire risk assessment report.

The comments made in this report are made without prejudice to the requirements of any enforcing authority.

The Regulatory Reform (Fire Safety) Order 2005 replaced the Fire Precautions (Workplace) Regulations 1997 as amended and the Fire Precautions Act 1971 in October 2006.

Similar to The Workplace Regulations, the Regulatory Reform (Fire Safety) Order requires the **owner** as a “**responsible person**” to prepare a written fire risk assessment relating only to the common areas and provisions within the complex.

Stockport Homes has prepared a written fire risk assessment for the “**general fire precautions**” within this building.

The **general fire precautions** include horizontal/vertical escape routes, fire alarm and detection systems, emergency lighting, fire fighting equipment and signage in escape routes.

General Fire Precautions as defined within the Order means:

- measures to reduce the risk of fire on the premises and the risk of the spread of fire on the premises;
- measures in relation to the means of escape from the premises;
- measures for securing that, at all material times, the means of escape can be safely and effectively used including any emergency lighting system;
- measures in relation to the means for fighting fires on the premises;
- measures in relation to the means for detecting fire on the premises and giving warning in case of fire on the premises; and
- measures in relation to the arrangements for action to be taken in the event of fire on the premises, including -
 - (i) measures relating to the instruction and training of employees;
and
 - (ii) measures to mitigate the effects of the fire.

In addition to the original fire risk assessment, Stockport Homes has elected to conduct reviews to ensure any changes to the building layout, occupiers or working practices have been correctly recorded, along with any additional actions required to ensure employees and others who may resort to the building, are adequately protected from the effects of a fire.

This review is confined to the common areas and common fire safety provisions within the building, however if possible, comment upon the performance characteristics of access doors to individual dwellings and observations on the fire alarm system installed within individual flats are included where they form an integral part of the means of escape strategy for the building

NB: All recommendations and observations made within this document are made without prejudice to any recommendations and findings which may have the effect of amending national fire safety standards and or Building Regulations following the fatal fires at Lakanal House, Camberwell on the 3 July 2009 and Grenfell Tower, on 14 June 2017.

Property description and significant

The building is a twelve storey block of flats (ground floor, and eleven upper floors with roof level plant room) of predominately concrete construction and concrete floors; the building has been clad externally since its erection, replacement uPVC windows have also been installed throughout the block. Each of the upper floors contains 6 flats and has a single secured refuse chute issuing to the secured sprinkler protected refuse/bin room at ground level.

The main entrance to the building is intercom and concierge controlled.

The 24 hour concierge system is connected to the fire detection/sprinkler system fitted within the ground floor bin room and the fire detection fitted within the ground floor plant rooms and cage room.

The floors are reached by two lifts which serve alternate floors, i.e. odd floors or even floors.

The means of escape from the upper floors is by means of two staircases, both with a final exit at ground floor level. The final exits are readily available without the use of a key and issues to a place of safety away from the building.

Secured access is available to the roof top plant/lift motor room via a padlocked gated entrance at the eleventh floor level within a staircase enclosure. The plant room has four roof top vents within the plant room/lift motor room situated immediately above each of the four service risers.

There are four concrete service risers running the full height of the building. The risers are accessed off the common corridors via fire rated steel access doors. The service risers have been subject to Type 4 destructive fire risk assessments. The findings of the Type 4 assessments are included in a separate report. Remedial works have been carried out in the risers since the last review to fire stop gaps around holes which prejudice the integrity of the risers.

A Fire Box is provided in the entrance foyer. The access number for the box is passed to the fire service when they are mobilised to any incident.

The box contains keys to gain access to all parts of the building, lift key, window lock keys for the ventilation windows on each landing level and plans of the building.

The fire extinguishers have been tested this year.

FIRE EVACUATION STRATEGY FOR THE BUILDING

The block operates a 'Stay Put' evacuation procedure whereby only the occupants of the flat of origin need evacuate on actuation of the fire alarm system within their flat.

The communal areas should be a 'sterile' area, which is kept free of any combustible items, therefore the chance of a fire occurring in these areas is minimal.

Should a fire occur in another flat, it will normally be safe for you to stay in your own flat, **unless you feel threatened by the fire or are directed to leave by the Fire Service.**

Additional Relevant Building Fire Safety Features:

- An BS 5266 Part 1 type emergency lighting system is installed in all common parts. See comment re rooftop lighting.
- A single dry rising fire fighting mains is provided; this has been recently maintained and tested.
- Fire detection linked to the Concierge facility is provided in the ground floor cage room, plant rooms and refuse room.

- Each flat entrance lobby is fitted with one hard wired smoke alarm. Some of the flats are also fitted with a hard wired heat alarm within the kitchen.
- Type 4 destructive fire risk assessments have been carried out to this building.
- It is understood that samples of all materials used in the cladding system are being collected for independent testing.

PROGRESS OF ORIGINAL RECOMMENDATIONS:

In general the majority of items listed in the original Fire Risk Assessment **have** been addressed satisfactorily.

CHANGES ADVERSLY AFFECTING THE SAFETY OF PERSONS:

None

ACTION PLAN PRIORITIES

- **Action Ref 1 - Means of Escape**
- **Action Ref 13 - Artificial and Emergency Lighting**

FIRE RISK ASSESSMENT

The following simple risk level estimator is based on a more general health and safety risk level estimator of the type contained in BS 8800:

Potential consequences of fire ⇒ Likelihood of fire ↓	Slight harm	Moderate harm	Extreme harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low
 Medium
 High

In this context, a definition of the above terms is as follows:

Low: Unusually low likelihood of fire as a result of negligible potential sources of ignition.

Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to appropriate controls (other than minor shortcomings).

High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

Taking into account the nature of the building and the occupants, as well as the fire protection and procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Slight harm
 Moderate harm
 Extreme harm

In this context, a definition of the above terms is as follows:

Slight harm: Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).

Moderate harm: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme harm: Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at these premises is:

Trivial Tolerable Moderate Substantial Intolerable

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based control plan is based on one advocated by BS 8800 for general health and safety risks:

Risk level	Action and timescale
Trivial	No action is required and no detailed records need be kept.
Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building (or relevant area) is unoccupied, it should not be occupied until the risk has been reduced. If the building (or area) is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until the risk is reduced.

(Note that, although the purpose of this section is to place the fire risk in context, the above approach to fire risk assessment is subjective and for guidance only. All hazards and deficiencies identified in this report should be addressed by implementing all recommendations contained in the action plan. The fire risk assessment should be reviewed regularly.)